



Dear Ms McCann,

Please see copy of comments I have just made online - but have added a screengrab at the end of the email.

We are the leaseholders/residents of Apartment 1, 16 Prince of Wales that is part of the seven unit block (14,16 & 18 Prince of Wales) within which the proposed change in use from residential use (Class C3) to Day Nursey (D1) has been put forward for planning consent.

We strongly object to the proposed nursery use within our building for the following specific reasons :

Contravention of Policy H3 of the Camden Adopted Local Plan 2017 (Protecting existing homes) - Policy H3 of the Local Plan states that the Council will “resist development that would involve a net loss of residential floorspace”. Policies 3.75, 3.76, 3.77, 3.78 & 3.81 of the Local Plan deal with the exceptions where the council would consider that the loss of individual homes may be justified. Policies 3.75-3.78 deal with the combination of individual homes and Policy 3.78 concerns the expansion of healthcare premises. We believe that none of these exceptions are relevant to this application and therefore it would not comply with the Local Plan.

We note that neither of the two examples of “Similar Planning Applications” (Section 3.13 of the Planning Application) provided by the applicant involve the change of use from Class C3 Residential to Class D1 use. We therefore fail to see how these examples are relevant to the application.

Objections particular to the property :

1.) Loss of privacy and security – As per the proposed floor plan (p9 of the Application), the nursery would have access to the communal area of our building through the door within the property which is proposed to be used as the Fire Exit of the premises. This means that any one who has access to the nursery will potentially have access to the communal areas and the entrances to our apartments resulting in a loss of privacy and security for all residents.

2.) Safety – Access from the proposed nursery premises in 14 Prince of Wales Road to our communal area via the proposed Fire Exit on the lower ground floor is through the building’s boiler room and electrical cupboard area, which is a potentially dangerous location, particularly in the event of a fire. The staircase from the lower ground floor to the communal area of the building is via a narrow concrete staircase which is most unsuitable for young children.

3.) Detrimental Effect on Residential Amenities – The proposed development will make use of the building’s shared utilities systems (boiler, electrics and fire safety) which were not designed for commercial uses. The residents could therefore be detrimentally affected by strains / breakdowns in these systems caused by commercial throughput.

4.) Noise – The building already suffers from significant noise issues being located on Prince of Wales Road. This issue is compounded by the listed status of the building and the fact that National Heritage will not allow alterations to the windows and so residents are not able to put in double-glazed windows to dampen the noise from the street/road.

Allied to this, there have been constant issues from noise from the gym to the rear of the building, particularly recently, following the expansion of the membership of gym and an upgrade to gym equipment within the last year. The gym noise issue is being dealt with through dialogue between the gym, ourselves and a Camden Environmental Health Officer, Peter Rodham, but it is still remains a significant issue in our own property and for other residents.

We feel that the application fails to address how they will dampen sound, which we would consider to be significant with 14 young children and 6 adults being located in very close proximity to our apartments. A nursery would also be required to have fire safety drills which would cause significant noise in our communal areas and impact all residents.

We believe, given the existing noise issues within the building, that Policies 6.89 and 6.90 of the local plan would apply. These state that where uses sensitive to noise and vibration are proposed close to an existing source of noise or when development is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application. Noise sensitive development includes housing, schools and hospitals as well as offices, workshops and open spaces. We note that no acoustic report has been provided by the applicant.

5.) Waste – We feel the application fails to adequately explain how waste will be dealt with and stored under a residential collection arrangement. Recycled waste and food waste is collected on a weekly basis and general waste every two weeks by the Council. We imagine that a nursery would produce significant waste and there are no set down communal areas for storing waste produced by the apartments and would suggest there would be none within the proposed development that could support this level of waste.

Policy 10.21 (CPG1) states that for schemes that create 7 or more dwellings, or includes a non-residential component, the applicant must consult Camden Street Environment Services prior to making an application to determine the best means of storage and collection for the development. A statement describing the proposed waste storage and collection arrangements, as agreed with Street Environment Services, should be provided with the application. We note that this statement is not included with the application.

6.) Traffic – None of the residents of the building (including all properties in 14, 16 & 18 Prince of Wales Road) have any parking rights or allocated spaces. Therefore, the vehicles of both nursery staff and parents cannot be supported. The spaces in Willes Road are mainly for residents only and the metered parking bays referred to in the application are limited and our experience are frequently full. Therefore, there is a potential for blockage at the end of the junction of the busy Prince of Wales Road and Willes Road particularly when parents are dropping of children at nursery opening and closing times which coincide with rush hour traffic.

We believe in no way is this a suitable location to be dropping off and picking up young children.

In conclusion, we feel it is totally unnecessary to disrupt a residential block for a development which would appear to contravene Policy H3 of the Local Plan and for the reasons of unsuitability set out above. The application speaks of the shortage of nursery places discussed in the London Plan (March 2016) and within the Borough but both the London Plan and Local Plan highlight the shortage of residential housing and the need to preserve existing residential floorspace. Nowhere in either document does it suggest that one requirement should supercede another.

A search on Zoopla (Fig 1 below) of available commercial properties to let within ½ mile of the proposed development on the 1st April produced 49 results, many of which are retail / office premises which would no doubt be suitable for conversion into D1 use (as per the planning application example given 2011/1618/P).

We would request that the Council take our objections into consideration when deciding this application. We would also request to be notified of the relevant committee meeting and to be able to speak if necessary.

Finally, we were surprised that we not officially informed of this application, which we heard about on the grapevine through one of our neighbours last week. Given its location within our building we obviously have an interest in it. We would therefore, request an extension the consultation period so all of our neighbours have a chance to comment on it.

Yours sincerely,

Daniel Jacobs & Ning Cao

Fig 1.

Commercial property to let near Prince of Wales Road, London NW5

Filter results

Edit area Add area Draw from scratch

49 results Clear map TEAD

Map Hybrid Heat

Transport
 Schools
 Healthcare
 Food stores
 Restaurants/bars
 Places of worship

The image shows a screenshot of the Zoopla website's search results for commercial property to let near Prince of Wales Road, London NW5. The top navigation bar includes the Zoopla logo, user options (My enquiries, View my home, Sign in), and a menu with categories like For sale, To rent, House prices, New homes, Commercial, Overseas, Invest, Move, Agents, and Discover. Below the navigation is a search bar with filters for location (NWS 3aw), property type, price, and size. The main content area displays a map of the London area around Kent Town and Chalk Farm, with 49 property listings marked by purple 'Z' icons. A sidebar on the left offers options to edit the search area and shows a list of nearest amenities such as transport, schools, healthcare, food stores, restaurants/bars, and places of worship. The map interface includes standard navigation controls like zoom in/out and map style selection (Map, Hybrid, Heat).